

Select Board Meeting
Monday, January 13, 2020
36 Bartlet Street, Andover, MA 01810
Select Board Conference Room

I. Call to Order

Chairperson Laura Gregory called the meeting of the Select Board to order at 7:00 P.M. in the 3rd Floor Conference Room located at Town Offices. Present from the Select Board: Alex Vispoli, Dan Koh, Annie Gilbert, Chris Huntress, and Laura Gregory.

Others in Attendance: Town Manager Andrew Flanagan, Deputy Town Manager Michael Lindstrom, Town Counsel Tom Urbelis, Town Clerk Austin Simko. The meeting was duly posted and cablecast live.

II. Opening Ceremonies

A. Moment of Silence/Pledge of Allegiance

The meeting started with a Moment of Silence followed by a Salute to the Flag.

III. Communications/Announcements/Liaison Reports

The Town Manager announced that modifications to the new Ladder I truck, so that it now fits safely under the bridge, have been completed at no cost to the Town and that Ladder I has been returned to the Town. Firefighters will begin their training later this month.

Mike Lindstrom and Austin Simko reported on the status of the Citizen Survey conducted with the help of UMass/Lowell students. They have received over 1,000 responses to the Andover's Citizen Survey. The students will begin the analysis on the results as soon as they can.

The Town Governance Committee is wrapping up Phase I of their study and will begin the task of determining the scope of the study. They will meet again on January 20th to decide next steps.

Annie Gilbert thanked Town Clerk Austin Simko, Director of Planning Paul Materazzo, and Town Manager Andrew Flanagan for their informative presentations at the Mid-year review on January 7 at Memorial Hall Library. She also thanked Deputy Town Manager Mike Lindstrom and Sustainability Coordinator Joyce Losick-Yang on the community aggregation report, it was great to see such enthusiasm for this initiative. Laura Gregory has been meeting with the Census Committee heading by Austin Simko. Everyone should look forward to participating in the census; a post card will be coming out soon. Census results helps us with representation in Boston and Washington, D.C.

IV. Citizens Petitions and Presentations

Donald Coleman had several comments asking Laura Gregory if she will be running for Select Board again, concerns about removal of a tree on his mother's property by National Grid but the tree stump has not been removed, complaints about DPW workers

and the Town Manager who he does not want the Board to reappoint.

V. Public Hearings

A. Andover Country Club, Inc. Liquor License Change in Officers / Directors and Transfer of Stock

Alex Vispoli moved to approve the application of Andover Country Club, Inc. 60 Canterbury Street, Andover, MA for a change of officers/directors and transfer of stock relating to its Hotel/Innkeeper All Alcoholic Beverages License and its Seasonal Restaurant All Alcoholic Beverage License, subject to the condition that all other requirements of the Town are met prior to issuance of the license. Motion seconded by Chris Huntress and voted 5-0 to approve.

VI. Regular Business of the Board

A. Senior Center Transition Update

The Town Manager and Gemma Lambert, Director of Community Services, provided an update on the Senior Center transition. They have attempted to replicate the Senior Center space finding a location to handle all activities at the Ballardvale Church on Clark Road. The Nutrition Program will be officially moved over to Clark Road next week. They are also using space at Dundee Park for the Adult Program and Senior Staff are located in the Town Hall. All locations are fully staffed. Ms. Lambert recognized all the Town Departments who have been involved in the transition; the move has been fairly seamless. Attendance in the beginning was quiet with the holidays and weather but they have seen an uptick in participation in January.

B. All Day Kindergarten

Superintendent of Schools Shelley Berman spoke (presentation given at the Select Board December Meeting) about the elimination of tuition for FDK with the cost being replaced by State Aid. There are four items (hand-out) that the Finance Committee approved as has the School Committee.

Alex Vispoli moved that the Select Board endorse the Full-day Kindergarten Proposal as presented. Dan Koh seconded the motion and the Board voted 5-0 to approve. Motion passes.

C. Designation of Cormier Youth Center as a Polling Location

Annie Gilbert moved that the Board vote to designate the Cormier Youth Center, 40 Whittier Court, as the polling place for Precincts 1 & 3 for all elections to be held in 2020 and 2021, including the Presidential Primary to be held on Tuesday, March 3, 2020, the Annual Town Election to be held on Tuesday, March 24, 2020, the State Primary to be held on Tuesday, September 1, 2020, the General (Presidential) Election to be held on Tuesday, November 3, 2020, and the Annual Town Election to be held on Tuesday, March 23, 2021. The motion was seconded by Dan Koh and voted 5-0 to approve.

11 Lewis Street "Town Yard" Request for Proposals (RFP) and Land Disposition Agreement (LDA) Review – 1st Reading

A presentation on the RFP was shown at the Mid-Year Review last week, but the other item, the Land Disposition Agreement (LDA) for the Summary Agreement was not. Tom Urbelis gave a brief review of the 42-page LDA document and thanked Andover resident Steve Cotton who was very helpful with constructing this agreement. The LDA will be a part of the RFP and a developer will be bound by the terms of the agreement.

The presentation included:

- The various criteria for the three Purchase Price Deposits by proposers.
- The process to be conducted before the transfer of property (after the Select Board chooses a developer), including final plans prior to application of a permit.
- Restrictions During Construction.
- Indemnification during construction.
- Project Completion Requirements.
- Restrictions in effect for 30 years after construction, except perpetual affordable housing and open space restrictions.
- Restrictions after construction in perpetuity.
- Indemnification for environmental conditions.
- Developer Default After Completion of Construction.

The Board had the opportunity for questions and clarifications of the LDA.

Audience:

Question: Who will oversee the maintenance of the green aspects of the project?

D. Bald Hill Land Swap

In 1968 the Town obtained 168 acres on Bald Hill (High Plain Rd), the land was conveyed to the care/custody of the Conservation Committee and included passive recreation. The Town put a leaf composting facility on 3.5 acres in the area and, at that time, the Town was of the belief that the compost facility was in compliance. Ten years ago, the Town placed a dog park close to the compost facility. Recently, the Executive Office of Energy informed the Town that those two facilities (Dog Park and Compost Facility) were in violation of the grant (Self-help Grant in 1978) that was awarded.

A solution would be to transfer the care/custody/control of the dog park and compost facility to the Select Board and a land swap to the Conservation Committee with approvals by Select Board, Conservation Committee and a vote of Town Meeting for approval. We would then petition the legislature for their approval of the land swap for 7.4 acres located at 126 Tewksbury Street for the conservation land swap and the dog park. The compost facility will remain as is on Bald Hill. Appraisals and surveys will be conducted.

The Town Manager said a warrant article will be submitted for Town Meeting after a conceptual approval by the Board to discuss and consider voting on the proposed land swap of conservation area at Bald Hill, the Compost Site and Dog Park, for 126 Tewksbury Street.

Joe Albuquerque, Greenwood Road, asked if the DPW has an operation plan and to please make sure there is an O & M Plan for the compost site, and assurance of what the process is going to be for the 160 acres of open space to ensure compliance is met. Stacey Albuquerque asked if other areas were looked at? Response: Yes, they looked at a whole array of spots.

Annie Gilbert moved for the Board to approve the concept of the land swap presented with details of the swap to be provided. The motion was seconded by Dan Koh and voted 5-0 to approve.

E. Census Insert in Water Bill

The Census Committee is looking for a way to inform residents about the upcoming census. It was suggested that they could save money by including the information in a mailing which is already going out to the public (i.e. water bill or motor vehicle excise tax) not having to pay for additional postage. It will not change the weight of the mailing. No action taken.

VII. Consent Agenda

A. Appointments by the Town Manager

On a motion by Alex Vispoli seconded by Dan Koh the Select Board voted 5-0 that the following appointments by the Town Manager be approved as printed.

| Department | Name | Position | Rate/Term | Date of Hire |
|-------------------------------------|----------------------------------|------------------------------|------------------|---------------------|
| Community Services – Elder Services | Jane Burns (A. Connor) | Director | \$88,000.00/year | 1/14/2020 |
| Department of Public Works | Scott Kandrut (D. Dargie) | Senior Civil Engineer | \$86,125.65/year | 1/14/2020 |
| Information Technology | Martine Fabre (G. Leeds) | Solutions Administrator | \$77,627.07/year | 1/21/2020 |
| Community Services – Recreation | Christopher Dempsey (M. Lane) | Assistant Director | \$70,013.07/year | 1/14/2020 |
| Community Services – Recreation | Jeffrey Newman (C. Dempsey) | Recreation Coordinator | \$62,663.42/year | 1/28/2020 |
| Department of Public Works | Bianca Perla | Water Treatment Plant Intern | \$16.00/hour | 1/13/2020 |
| Community Services – Youth Services | Meera Kumar | Seasonal | \$12.00/hour | 1/6/2020 |
| Community Services – Youth Services | Joel Asare | Seasonal | \$12.00/hour | 1/6/2020 |
| Community Services - Recreation | Riley Lowe | Bradford Ski Monitor | \$12.00/hour | 12/17/2019 |
| Community Services – Recreation | Paul Pefine | Bradford Ski Monitor | \$12.00/hour | 12/17/2019 |
| Community Services – Recreation | Sean Wilen | Bradford Ski Monitor | \$12.00/hour | 12/17/2019 |

| | | | | |
|---------------------------------|----------------|----------|--------------|----------|
| Community Services - Recreation | Cameron Stober | Kid Care | \$12.00/hour | 1/7/2020 |
|---------------------------------|----------------|----------|--------------|----------|

VIII. Approval of Minutes

A. Board to approve minutes from the following meetings:

1. December 11, 2019 Tri-Board Meeting

On a motion by Dan Koh and seconded by Annie Gilbert, the Select Board voted 4-0 (Chris Huntress abstained) to approve the Triboard Minutes of December 11, 2019 with revisions.

IX. Executive Session

A. Annie Gilbert moved that the Select Board go into Executive Session pursuant to Purpose 2 of Massachusetts General Laws, Chapter 30, Section 21(a), to conduct a strategy session in preparation for and/or negotiations with nonunion personnel, i.e., the Town Manager, and to approve Executive Session Meeting Minutes of December 2, 2019, and to return to open session. Motion seconded by Alex Vispoli.

Roll Call: D. Koh-Y, A. Vispoli-Y, A. Gilbert-Y, C. Huntress-Y, L. Gregory-Y. Motion passes.

X. Open Session (Board returned to Open Session at 8:59 PM)

A. Reappointment of the Town Manager

Chris Huntress said that after due deliberation the Board voted to approve as to form the contract for the Town Manager, Andrew Flanagan, beginning July 1, 2020-July 2025. The motion was seconded by Alex Vispoli and voted 5-0 to approve.

Chairwoman Gregory read information on the reappointment of the Town Manager from the press release.

Andrew Flanagan thanked the Board for their support and is pleased to continue working for the town.

XI. Adjourn

At 9:05 P.M. on a motion by Chris Huntress seconded by Dan Koh, the Select Board voted 5-0 to adjourn from the Open Session Meeting of January 13, 2020.

Respectfully submitted,

Dee DeLorenzo
Recording Secretary